

COMMONWEALTH OF MASSACHUSETTS

ARLINGTON REDEVELOPMENT BOARD

DOCKET NO. 3717

In Re:

80 BROADWAY
ARLINGTON, MASSACHUSETTS

IMPACT STATEMENT OF EIGHTY BROADWAY LLC

I. INTRODUCTION

In accordance with the Town of Arlington Zoning Bylaw, Eighty Broadway LLC of 201 Broadway, Arlington, Massachusetts submits its impact statement and statement as to the satisfaction of the special permit criteria in connection with its request for the issuance of a special permit for the mixed-use project proposed for 80 Broadway, Arlington, MA (hereinafter referred to as the "Bylaw").

The project proposed by the Eighty Broadway LLC for this 6,770 square foot site consists of one building, housing four (4) new residential units and 3,295 square feet of retail / commercial space. The Property is presently the site of Menotomy Beer & Wine.

The Property is in a B-4 zoning district, the vehicular-oriented business district. Mixed-Use is permitted by special permit in the B-4 Zoning District, subject to environmental design review. The parcel is located on the corner of Broadway and Winter Street and is bordered by vehicular / industrial-type uses and residential uses.

Eighty Broadway LLC seeks relief for the following purposes:

1. To construct: (a) four (4) residential units and (b) retail / commercial space for offices.

II. SPECIAL PERMIT CRITERIA

1. Use Requested

The uses requested, multi-family and retail / commercial use, are listed in the table of Use Regulations by special permit in a B-4 zoning district. See Article 5, Section 5.5.1 paragraph E, where it is noted that “the Town *has encouraged conversion* of the property to other retail, service, office or residential use, *particularly as part of mixed-use development*” (emphasis supplied).

2. Public Convenience or Welfare

The mixed-use proposed is a use deemed desirable to the public convenience and welfare.

3. Pedestrian Safety and Traffic

The proposed use will not create undue traffic congestion or unduly impair pedestrian safety.

4. Municipal Systems

The proposed project will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

5. Article 3, section 3.4. Environmental Design Review

The proposed project is subject to environmental design review.

a. Preservation of Landscape

As depicted in the photographs of the existing conditions submitted by Eighty Broadway LLC, there is little to no landscape to preserve on the Property. Notwithstanding the current status, the Bylaws require landscaping of residential projects in B4 Zones pursuant to section 5.3.21D and it is incorporated into the proposal.

b. Relation of Proposed Residential Buildings to Neighborhood Environment

The building proposed will be a three and one-half story mixed-use building with an elevator. The fourth floor be substantially set back. The retail / commercial space will be housed on the first and second floors and entry, in the case of the first floor, will be off of Broadway and off of Winter Street for the second floor which will be a common entrance for the residences on the third and fourth floors. There will be three (3) one-bedroom units, and one (1) two-bedroom unit. The residential units will utilize the setback as outdoor/open space as permitted by Article 5, Section 5.3.17 of the Bylaw.

The proposed mixed-use development is in harmony with the neighborhood, which includes numerous commercial and industrial-type uses, homes and apartment-style buildings.

c. Site Circulation

The Property will, as detailed on the plans submitted, have seven (7) parking spaces accessed from Broadway.

The project is transit-oriented with three bus lines along Broadway.
Massachusetts

Avenue is two blocks away with three additional bus lines.

d. Surface Water Drainage

Site surface waters will drain onsite into catch basins and an underground drainage system and will not adversely affect neighboring properties or the public storm drainage system. The onsite drainage system will be designed to collect runoff at intervals such that water runoff will neither obstruct the flow of vehicles or pedestrian traffic nor create puddles in paved areas.

e. Utility Service

All utility services, including electric, telephone and cable television shall be installed underground.

f. Signage

The Property will include signage identifying the residential development and wayfaring signage in the parking area.

g. Safety

The project has been designed to facilitate building evacuation as required by the Massachusetts Building Code and maximum accessibility by fire, police and other emergency personnel and equipment.

h. Heritage

The proposed project is in keeping with Arlington's heritage and ensures the construction of an attractive and appropriate mixed-use development of affordable housing and retail uses.

i. Microclimate

The materials and mechanical equipment to be installed will be of the quality that minimize noise.

j. Sustainable Building and Site Design

The Project will be HERS Rater verified as per the Commonwealth of Massachusetts Building Code. The Property is located in a B-4 zoning district. The project is a "mixed-use" project so-called. Indeed, this "mixed-use" type project is precisely the sort of project the Town seeks to encourage in a B-4 District. The Bylaw specifically states:

"Arlington has an overabundance of automotive and automotive accessory sales and service establishments; thus when one of these businesses closes, the conversion of the property to other retail, service, office or residential use is encouraged, **particularly as part of mixed-use development, which is allowed in this district**" (emphasis supplied).

As stated above, apartment use and retail are permitted by special permit in a B-4 District.

The applicable dimensional and density/regulations are set out in Article 5, Sections 5.5.2 et seq. of the Bylaw.

The frontage required for a lot less than 20,000 square feet is 50 feet. The frontage for this Property is 174.59 feet. The project as proposed is less than the permitted number of stories and height permitted in a B-4 District for mixed use. The Property will contain the landscaped and usable area required by the Arlington Zoning Bylaw.

The project is in keeping with the aims of the Arlington Zoning Bylaw. The project will promote the public health, safety and welfare of our Town by expanding the affordable residential inventory by four (4) and adding much needed retail / commercial uses for the neighborhood.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare. Indeed, the project will be a substantial improvement.

7. The requested use will not, by its addition to the neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood. The immediate neighborhood consists of vehicular and industrial uses and a mix of single and two families and apartment-style developments. The project will not, by its addition to the neighborhood, cause an excess of residential use that would be detrimental to the character of the neighborhood.

Respectfully Submitted,

Eighty Broadway LLC
By: Robert D. Costello, Manager / Member